120.0	0010	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,100 / 872,100
					USE VALUE:	872,100 / 872,100
					ASSESSED:	872,100 / 872,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	P&M CARUSO FAMILY LLC
Owner 2:	C/O PAUL CARUSO
Owner 3:	
Street 1:	63 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARUSO PAUL & MARIA A -
Owner 2:	-
Street 1:	63 MORNINGSIDE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 17,206 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1957, having primarily Wood Shingle Exterior and 3053 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17206.000	281,500	800	589,800	872,100
Total Card	0.395	281,500	800	589,800	872,100
Total Parcel	0.395	281,500	800	589,800	872,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 285.67 | /Parcel: 285.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
77598			11/14/18

!9315!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0010-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,500	800	17,206.	589,800	872,100	872,100	Year End Roll	12/18/2019
2019	101	FV	266,200	800	17,206.	589,800	856,800	856,800	Year End Roll	1/3/2019
2018	101	FV	266,200	800	17,206.	505,500	772,500	772,500	Year End Roll	12/20/2017
2017	101	FV	266,200	800	17,206.	471,800	738,800	738,800	Year End Roll	1/3/2017
2016	101	FV	266,200	800	17,206.	404,400	671,400	671,400	Year End	1/4/2016
2015	101	FV	220,700	800	17,206.	362,300	583,800	583,800	Year End Roll	12/11/2014
2014	101	FV	220,700	800	17,206.	335,300	556,800	556,800	Year End Roll	12/16/2013
2013	101	FV	220,700	800	17,206.	319,800	541,300	541,300		12/13/2012

PRINT

Date	Time
12/10/20	23:48:41

LAST REV

Date	Time
09/03/19	11:37:18

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9315

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PAUL & M	1414-5		4/3/2012	Convenience	100	No	No		
TOULOPOULOS WIL	1193-165		9/10/1998		275,000	No	No		Y

USER DEFINED

Prior Id # 1:	77598
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	Inspected	BS	Barbara S
10/22/2018	MEAS&NOTICE	CC	Chris C
4/13/2009	Meas/Inspect	189	PATRIOT
11/13/2000	Hearing Chag	189	PATRIOT
4/10/2000	Inspected	276	PATRIOT
2/16/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17206		Sq. Ft.	Site		0	70.	0.49	4			Size	-10					589,792						589,800	

Total AC/HA: 0.39500 | Total SF/SM: 17206 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 589,792 | Spl Credit | Total: 589,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.18272448
Const Adj.:	0.99989998
Adj $ / SQ:	112.348
Other Features:	102070
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407976
Depreciation:	126473
Depreciated Total:	281504

COMMENTS

SINK IN WET BAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

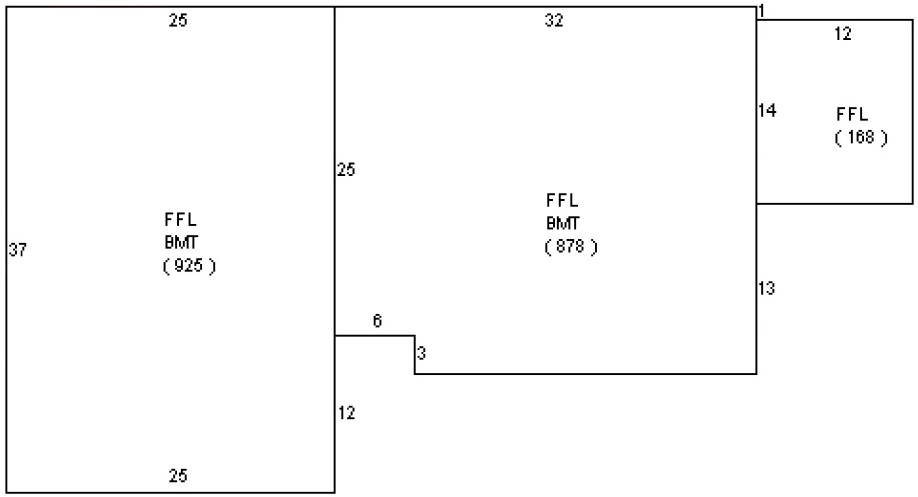
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	112.35
Special Features:	0	Val/Su Net:	74.59
Final Total:	281500	Val/Su SzAd	142.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,971	112.350	221,437
BMT	Basement	1,803	46.850	84,469

Net Sketched Area:	3,774	Total:	305,906

Size Ad	1971	Gross Are	3774	FinArea	3053

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0010-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X20	A	AV	1970	3.19	T	39.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800